



**TOWN OF LOS GATOS  
CONCEPTUAL  
DEVELOPMENT ADVISORY  
COMMITTEE REPORT**

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**MINUTES OF THE CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE MEETING  
FEBRUARY 12, 2020**

The Conceptual Development Advisory Committee of the Town of Los Gatos conducted a Regular Meeting on February 12, 2020, at 4:30 p.m.

**MEETING CALLED TO ORDER AT 4:30 PM**

**ROLL CALL**

Present: Chair Mary Badame, Council Member Rob Rennie, Council Member Marico Sayoc, Planning Commissioner Jeffrey Barnett, Planning Commissioner Melanie Hanssen.

Absent: None.

**PLEDGE OF ALLEGIANCE**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)**

1. Approval of Minutes – January 8, 2020

**MOTION:** Motion by Council Member Rob Rennie to approve the consent item.  
**Seconded** by Planning Commissioner Melanie Hanssen.

**VOTE:** Motion passed unanimously. 3-0-2. Council Member Marico Sayoc and Planning Commissioner Jeffrey Barnett abstained

**PUBLIC HEARINGS**

2. **16195 George Street**

Conceptual Development Advisory Committee Application CD-20-001

Requesting preliminary review of a proposal for demolition of a primary structure and construction of four single-family condominium units on property zoned R-M:5-12. APN 529-18-051.

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PROPERTY OWNER: Aguiar Family Trust

APPLICANT: Holly Hartman

PROJECT PLANNER: Ryan Safty

Ryan Safty, Associate Planner, available to answer questions.

Applicant presented the proposed project.

Opened Public Comment.

Roger Robins

- Concerned about windows facing onto neighbors' windows. The variance is two times the floor area ratio.

Marshall Robins

- Concerned about construction, fencing, and parking challenges.

Sandra Payne

- The proposed homes would be close in size and floor area to the surrounding homes. The neighborhood is unique in that only one other property on this side of George Street actually faces George Street.

Lauren Keen

- The prior preschool caused parking congestion. Concerned about traffic density.

Closed Public Comment.

Committee members discussed the matter and provided the following questions and comments:

- Neighborhood outreach is important.
- Will there be additional trees?
- Address privacy issues.
- Need more multi-family housing. Prefer smaller and more units.
- The General Plan update process is discussing a State requirement for housing density and the need for more units.
- Elementary and middle schools are nearby. If there were more single-family homes, families living there could walk instead of drive to the schools.
- Maximize open space and limit paving.

## **OTHER BUSINESS**

### 3. Election of Chair and Vice Chair

Committee members discussed the matter.

**MOTION:**      **Motion by Council Member Marico Sayoc to approve the nomination of Council Member Rob Rennie as new CDAC Chair. Seconded by Chair Mary Badame.**

**VOTE:**          **Motion passed unanimously 5-0.**

**MOTION:**      **Motion by Council Member Rob Rennie to approve the nomination of Planning Commissioner Jeffrey Barnett as new CDAC Vice Chair. Seconded by Chair Mary Badame.**

**VOTE:**          **Motion passed unanimously 5-0.**

## **ADJOURNMENT**

The meeting adjourned at 5:10 p.m.

This is to certify that the foregoing is a true  
and correct copy of the minutes of the  
February 12, 2020 meeting as approved by the  
Conceptual Development Advisory Committee.

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/s/Jocelyn Fong, Administrative Assistant